

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

-----X  
In re:

Chapter 11

477 WEST 142ND STREET HOUSING  
DEV. FUND CORP.,

Case No.: 15-12178 (SHL)

Debtor.  
-----X

OPERATING STATEMENT FOR THE PERIOD  
ENDING JUNE 30, 2016

TRUSTEE: GREGORY MESSER, ESQ.

TRUSTEE'S ATTORNEYS: LAMONICA HERBST & MANISCALCO, LLP  
3305 JERUSALEM AVENUE, SUITE 201  
WANTAGH, NEW YORK 11793

RECEIPTS FOR THE PERIOD: \$ 1,200.00  
DISBURSEMENTS FOR THE PERIOD: \$ 13,065.89

REPORT PREPARER: R.A. COHEN & ASSOCIATES, INC.

THIS OPERATING STATEMENT MUST BE SIGNED BY A REPRESENTATIVE OF THE DEBTOR

The undersigned, having reviewed the attached report and being familiar with the Debtor's financial affairs, verifies under the penalty of perjury, that the information contained therein is complete, accurate and truthful to the best of my knowledge.

DATE: 7/11/16

  
GREGORY MESSER, ESQ.  
as Chapter 11 Trustee of the Estate  
477 West 142<sup>nd</sup> Street Housing Dev. Fund Corp.

**Gregory Messer, Trustee**  
**477 West 142 Street**

Financial Statement  
For the Period Ending  
June 30, 2016

**Distribution:**

Gregory Messer, Esq.  
Gary Herbst, Esq.  
Adam Wofse, Esq.  
Management

Trustee  
Trustee  
Attorney  
R.A. Cohen & Associates, Inc.

R·A·COHEN

R.A. Cohen & Associates, Inc.  
250 Park Avenue  
Suite 1901  
New York, New York 10177  
212.972.5900  
www.racohen.com

**Gregory Messer, Trustee For  
477 West 142 Street  
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As of June 30, 2016**

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R·A·COHEN

*Committed to Excellence*

# **Trial Balance**

June 2016

Books = Cash

Account	Description	Balance Forward	Debit	Credit	Ending Balance
1135-0012	OWNER CASH ACCOUNT	2,000.00			2,000.00
1135-0014	TRUSTEE OPERATING ACCT	48,804.56		10,365.89	38,438.67
1210-0000	TRANSFERS & EXCHANGES	-53,432.87			-53,432.87
3080-0000	RETAINED EARNINGS (CURRENT E	-192.55			-192.55
4003-0000	RESIDENTIAL RENT	-5,000.00			-5,000.00
4016-0000	RENT/COMMON CHARGES	-5,100.00		2,700.00	-7,800.00
5510-0000	MANAGEMENT FEE	2,100.00	6,000.00		8,100.00
5560-0000	LEGAL FEES	6,933.00			6,933.00
6037-0000	CLEANING SERVICES	2,100.00			2,100.00
6060-0000	EXTERMINATING	0.00	76.21		76.21
6070-0000	FIRE ESCAPES	0.00	4,800.00		4,800.00
6100-0000	LOCKSMITH	675.03			675.03
6115-0000	PLUMBING	300.00			300.00
6140-0000	SUPERINTENDENT SERVICES	0.00	900.00		900.00
6145-0000	SUPPLIES	183.72			183.72
6410-0000	PROPERTY INSURANCE	629.11	1,289.68		1,918.79
		<u>0.00</u>	<u>13,065.89</u>	<u>13,065.89</u>	<u>0.00</u>

—PREPARED FOR —  
GREGORY MESSER,  
TRUSTEE FOR 477 W. 142

Schedule B-1

**GREGORY MESSER, TRUSTEE FOR 477 W. 142 STREET**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**

FOR PERIOD ENDED 6/30/16

**R·A·COHEN**

YEAR TO DATE

CURRENT MONTH

RENTAL INCOME		
RESIDENTIAL RENT	0.00	5,000.00
RENT/COMMON CHARGES	2,700.00	7,800.00
TOTAL RENTAL INCOME	2,700.00	12,800.00
MANAGEMENT AND OTHER FEES		
REIMBURSED EXPENSE INCOME		
OTHER INCOME		
TOTAL REVENUE	2,700.00	12,800.00
OPERATING EXPENSES		
PROPERTY & OTHER TAXES		
UTILITIES		
PROFESSIONAL FEES		
MANAGEMENT FEE	6,000.00	8,100.00
LEGAL FEES	0.00	6,933.00
TOTAL PROFESSIONAL FEES	6,000.00	15,033.00
LEASING EXPENSES		
REPAIRS & MAINTENANCE		
CLEANING SERVICES	0.00	2,100.00
EXTERMINATING	76.21	76.21
FIRE ESCAPES	4,800.00	4,800.00
LOCKSMITH	0.00	675.03
PLUMBING	0.00	300.00
SUPERINTENDENT SERVICES	900.00	900.00
SUPPLIES	0.00	183.72
TOTAL REPAIRS & MAINTENANCE	5,776.21	9,034.96

**R·A·COHEN**  
**GREGORY MESSER, TRUSTEE FOR 477 W. 142 STREET**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**FOR PERIOD ENDED 6/30/16**  
 —PREPARED FOR—  
 GREGORY MESSER,  
 TRUSTEE FOR 477 W. 142  
 Schedule B-2

YEAR TO DATE

CURRENT MONTH

ADMINISTRATIVE EXPENSES		
INSURANCE	1,289.68	1,918.79
PROPERTY INSURANCE	1,289.68	1,918.79
TOTAL INSURANCE		
OTHER OPERATING EXPENSES		
TOTAL OPERATING EXPENSES	13,065.89	25,986.75
NET OPERATING INCOME	-10,365.89	-13,186.75
DEBT SERVICE		
NOI AFTER DEBT SERVICE	-10,365.89	-13,186.75
DEPRECIATION & AMORTIZATION EXP.		
NOI AFTER OTHER NON-OPERATING EXP.	-10,365.89	-13,186.75
CAPITAL IMPROVEMENTS		
NET INCOME/(LOSS)	-10,365.89	-13,186.75

# General Ledger

June 2016  
 Books = Cash

Page 1

Property	Post Month	Tran Date	Ctrl	Refer	Payee/Description	Debit	Credit	Balance	Notes/Remarks
<b>OWNER CASH ACCOUNT</b>					<b>1135--0012</b>				
005								2,000.00	== Beginning Balance ==
005	06/16	06/09/16	R-296425 151		Pitts (t0006641)	500.00		2,500.00	
005	06/16	06/09/16	R-296426 152		Pitts (t0006635)	500.00		3,000.00	
005	06/16	06/09/16	R-296427 153		Pitts (t0006639)	1,200.00		4,200.00	
005	06/16	06/09/16	R-296423 2675		Callender (t0006637)	500.00		4,700.00	
005	06/16	06/14/16	J-14693		rcis-6/16 rents		2,700.00	2,000.00	rcis-6/16 rents
NetChange=0.00								2,000.00	== Ending Balance ==
<b>TRUSTEE OPERATING ACCT</b>					<b>1135--0014</b>				
005								48,804.56	== Beginning Balance ==
005	06/16	06/06/16	J-14694		ck#104-R.A. Cohen &		5,160.57	43,643.99	mgmt fees + ins
005	06/16	06/13/16	J-14695		ck#105-IPFS-acct		629.11	43,014.88	Ins installment #4 due 5/15/16
005	06/16	06/14/16	J-14693		rcis-6/16 rents	2,700.00		45,714.88	rcis-6/16 rents
005	06/16	06/23/16	J-14696		ck#106-ken pipersburg-		900.00	44,814.88	super services 4/16-6/16
005	06/16	06/28/16	J-14697		ck#107-R.A. Cohen &		1,500.00	43,314.88	7/16
005	06/16	06/28/16	J-14698		ck#108-target		76.21	43,238.67	5/16
005	06/16	06/30/16	J-14699		ck#109-funcl enterprises		4,800.00	38,438.67	repair fire escapes
NetChange=-10,365.89								38,438.67	== Ending Balance ==
<b>TRANSFERS &amp; EXCHANGES</b>					<b>1210--0000</b>				
005								-53,432.87	== Beginning Balance ==
NetChange=0.00								-53,432.87	== Ending Balance ==
<b>RETAINED EARNINGS (CURRENT EARNINGS)</b>					<b>1210--0000</b>				
005								-192.55	== Beginning Balance ==
NetChange=0.00								-192.55	== Ending Balance ==
<b>RESIDENTIAL RENT</b>					<b>4003--0000</b>				
005								-5,000.00	== Beginning Balance ==
NetChange=0.00								-5,000.00	== Ending Balance ==
<b>RENT/COMMON CHARGES</b>					<b>4016--0000</b>				
005								-5,100.00	== Beginning Balance ==
005	06/16	06/09/16	R-296425 151		Pitts (t0006641)	500.00		-5,600.00	
005	06/16	06/09/16	R-296426 152		Pitts (t0006635)	500.00		-6,100.00	
005	06/16	06/09/16	R-296427 153		Pitts (t0006639)	1,200.00		-7,300.00	
005	06/16	06/09/16	R-296423 2675		Callender (t0006637)	500.00		-7,800.00	
NetChange=-2,700.00								-7,800.00	== Ending Balance ==
<b>MANAGEMENT FEE</b>					<b>5510--0000</b>				
005								2,100.00	== Beginning Balance ==
005	06/16	06/06/16	J-14694		ck#104-R.A. Cohen &	4,500.00		6,600.00	4/16-6/16 mgmt fee
005	06/16	06/28/16	J-14697		ck#107-R.A. Cohen &	1,500.00		8,100.00	7/16
NetChange=6,000.00								8,100.00	== Ending Balance ==

Saturday, July 2, 2016

## General Ledger

Page 2

June 2016

Books = Cash

Property	Post Month	Tran Date	Ctrl	Refer	Payee/Description	Debit	Credit	Balance	Notes/Remarks
<b>LEGAL FEES</b>					<b>5560-0000</b>				
005								6,933.00	== Beginning Balance ==
					NetChange=0.00			6,933.00	== Ending Balance ==
<b>CLEANING SERVICES</b>					<b>6037-0000</b>				
005								2,100.00	== Beginning Balance ==
					NetChange=0.00			2,100.00	== Ending Balance ==
<b>EXTERMINATING</b>					<b>6060-0000</b>				
005								0.00	== Beginning Balance ==
005	06/16	06/28/16	J-14698		ck#108-target	76.21		76.21	5/16
					NetChange=76.21			76.21	== Ending Balance ==
<b>FIRE ESCAPES</b>					<b>6070-0000</b>				
005								0.00	== Beginning Balance ==
005	06/16	06/30/16	J-14699		ck#109-funcl enterprises	4,800.00		4,800.00	repair fire escapes
					NetChange=4,800.00			4,800.00	== Ending Balance ==
<b>LOCKSMITH</b>					<b>6100-0000</b>				
005								675.03	== Beginning Balance ==
					NetChange=0.00			675.03	== Ending Balance ==
<b>PLUMBING</b>					<b>6115-0000</b>				
005								300.00	== Beginning Balance ==
					NetChange=0.00			300.00	== Ending Balance ==
<b>SUPERINTENDENT SERVICES</b>					<b>6140-0000</b>				
005								0.00	== Beginning Balance ==
005	06/16	06/23/16	J-14696		ck#106-ken pipersburg-	900.00		900.00	4/16-6/16
					NetChange=900.00			900.00	== Ending Balance ==
<b>SUPPLIES</b>					<b>6145-0000</b>				
005								183.72	== Beginning Balance ==
					NetChange=0.00			183.72	== Ending Balance ==
<b>PROPERTY INSURANCE</b>					<b>6410-0000</b>				
005								629.11	== Beginning Balance ==
005	06/16	06/06/16	J-14694		ck#104-R.A. Cohen &	660.57		1,289.68	pymt #3-due 4/15/16
005	06/16	06/13/16	J-14695		ck#105-IPFS-acct	629.11		1,918.79	ins installment #4 due 5/15/16
					NetChange=1,289.68			1,918.79	== Ending Balance ==
						<u>18,465.89</u>	<u>18,465.89</u>		

Saturday, July 2, 2016



**GREGORY MESSER, TRUSTEE FOR 477 W. 142 STREET**  
**STATEMENT OF JOURNAL ENTRIES**  
**FOR PERIOD ENDED 6/30/16**

**R.A. COHEN**

—PREPARED FOR —  
 477 West 142nd Street

Schedule D-1

DATE	DESCRIPTION	G/L	ACCOUNT CLASS	J/E NO.	AMOUNT	REMARKS
6/14/2016	rcs-6/16 rents	1135-0012	OWNER CASH ACCOUNT	J-14693	-2,700.00	rcs-6/16 rents
6/14/2016	rcs-6/16 rents	1135-0014	TRUSTEE OPERATING ACCT	J-14693	2,700.00	rcs-6/16 rents
					0.00	
6/6/2016	ck#104-R.A. Cohen & Associates, inc.	5510-0000	MANAGEMENT FEE	J-14694	4,500.00	4/16-6/16 mgmt fee
6/6/2016	ck#104-R.A. Cohen & Associates, inc.	6410-0000	PROPERTY INSURANCE	J-14694	660.57	pymt #3-due 4/15/16
6/6/2016	ck#104-R.A. Cohen & Associates, inc.	1135-0014	TRUSTEE OPERATING ACCT	J-14694	-5,160.57	mgmt fees + ins
					0.00	
6/13/2016	ck#105-IPFS-acct #101684	6410-0000	PROPERTY INSURANCE	J-14695	629.11	ins installment #4 due 5/15/16
6/13/2016	ck#105-IPFS-acct #101684	1135-0014	TRUSTEE OPERATING ACCT	J-14695	-629.11	ins installment #4 due 5/15/16
					0.00	
6/23/2016	ck#106-ken pipersburg- super	6140-0000	SUPERINTENDENT SERVICES	J-14696	900.00	4/16-6/16
6/23/2016	ck#106-ken pipersburg- super	1135-0014	TRUSTEE OPERATING ACCT	J-14696	-900.00	super services 4/16-6/16
					0.00	
6/28/2016	ck#107-R.A. Cohen & Associates, inc.	5510-0000	MANAGEMENT FEE	J-14697	1,500.00	7/16
6/28/2016	ck#107-R.A. Cohen & Associates, inc.	1135-0014	TRUSTEE OPERATING ACCT	J-14697	-1,500.00	7/16
					0.00	
6/28/2016	ck#108-target exterminating-monthly	6060-0000	EXTERMINATING	J-14698	76.21	5/16
6/28/2016	ck#108-target exterminating-monthly	1135-0014	TRUSTEE OPERATING ACCT	J-14698	-76.21	5/16
					0.00	
6/30/2016	ck#109-funici enterprises inc.	6070-0000	FIRE ESCAPES	J-14699	4,800.00	repair fire escapes
6/30/2016	ck#109-funici enterprises inc.	1135-0014	TRUSTEE OPERATING ACCT	J-14699	-4,800.00	repair fire escapes
					0.00	
					0.00	15 ITEMS

## Form 2 Cash Receipts And Disbursements Record

Case Number: 15-12178 SHL  
Case Name: 477 W142ND ST.HOUSING DEV.FUND CORP

Trustee: GREGORY MESSER, CHAPTER 11 TRUSTEE  
Bank Name: Rabobank, N.A.  
Account: \*\*\*\*\*6866 - Checking Account  
Blanket Bond: N/A  
Separate Bond: \$10,000.00

Taxpayer ID #: \*\*-\*\*\*6224  
Period Ending: 07/01/16

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
05/03/16	{1}	477 WEST 142ND STREET HOUSING DEVELOPMENT CORP	TURN OVER OF BANK ACCOUNT	1129-000	45,008.70		45,008.70
05/10/16	101	IPFS CORPORATION	INSURANCE PAYMENT ACCOUNT NO. ILC 101684	2420-000		629.11	44,379.59
05/13/16	{2}	MARGARET E. CALLENDER	MAINTENANCE SUITE #3	1122-000	500.00		44,879.59
05/13/16	{2}	ESSIE DAVIS SCHOLARSHIP FUND	RENT 1667 AMSTERDAM	1122-000	1,200.00		46,079.59
05/13/16	{2}	BISHOP SHIRLEY PITTS	RENTAL / COMMON CHARGES APT 7	1122-000	500.00		46,579.59
05/13/16	{2}	BISHIP SHIRLEY PITTS	RENT/COMMON CHARGES APT 5	1122-000	1,200.00		47,779.59
05/13/16	{2}	BISHOP SHIRLEY PITTS	RENT/COMMON CHARGES APT 1	1122-000	500.00		48,279.59
05/13/16	{2}	BISHOP SHIRLEY PITTS	RENT/COMMON CHARGES	1122-000	1,200.00		49,479.59
05/20/16	102	ALL AROUND SECURITY	Invoice # 2318 Installation of lock and cylinder	2420-000		212.31	49,267.28
05/20/16	103	ALL AROUND SECURITY INC.	Invoice # 2311 FURNISHED AND INSTALLED NEW LOCK	2420-000		462.72	48,804.56
06/06/16	104	R.A. COHEN & ASSOCIATES, INC.	PAYMENT OF MANAGEMENT FEES FOR APRIL - JUNE 2016 AND EXPENSES	6700-460		5,160.57	43,643.99
06/13/16	105	IPFS	INSURANCE PREMIUM ACCOUNT NO. ILC 101684	2420-750		629.11	43,014.88
06/14/16	{2}	BISHOP SHIRLEY A PITTS	RENT APT #7	1122-000	500.00		43,514.88
06/14/16	{2}	BISHOP SHIRLEY A. PITTS	RENT PAYMENT APT 1	1122-000	500.00		44,014.88
06/14/16	{2}	BISHOP SHIRLEY A. PITTS	RENT PAYMENT APT 5	1122-000	1,200.00		45,214.88
06/14/16	{2}	MARGARET E. CALLENDER	MAINTENANCE SUITE 3	1122-000	500.00		45,714.88
06/23/16	106	KEN PIPERSBURG	SUPER SERVICE FOR THE BUILDING	2420-000		900.00	44,814.88
06/28/16	107	R.A. COHEN & ASSOCIATES, INC.	MANAGEMENT FEE - JULY 2016	6700-460		1,500.00	43,314.88
06/28/16	108	TARGET EXTERMINATING INC.	EXTERMINATION SERVICE	2420-000		76.21	43,238.67
06/30/16	109	FUNICI ENTERPRISES INC.	FIRE ESCAPE REPAIR INV #173	2420-000		4,800.00	38,438.67
<b>Subtotals :</b>					<b>\$52,808.70</b>	<b>\$14,370.03</b>	

## Form 2

### Cash Receipts And Disbursements Record

Case Number: 15-12178 SHL  
Case Name: 477 W142ND ST.HOUSING DEV.FUND CORP

Trustee: GREGORY MESSER, CHAPTER 11 TRUSTEE

Bank Name: Rabobank, N.A.  
Account: \*\*\*\*\*6866 - Checking Account  
Blanket Bond: N/A  
Separate Bond: \$10,000.00

Taxpayer ID #: \*\*-\*\*\*6224  
Period Ending: 07/01/16

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
<b>ACCOUNT TOTALS</b>						
			Less: Bank Transfers	52,808.70	14,370.03	\$38,438.67
			Subtotal	0.00	0.00	
			Less: Payments to Debtors	52,808.70	14,370.03	
			NET Receipts / Disbursements	0.00	0.00	
				\$52,808.70	\$14,370.03	

Net Receipts : 52,808.70  
Net Estate : \$52,808.70

TOTAL - ALL ACCOUNTS	Net Receipts	Net Disbursements	Account Balances
Checking # *****6866	52,808.70	14,370.03	38,438.67
	\$52,808.70	\$14,370.03	\$38,438.67

**TRUSTEE OPERATING ACCT**  
**Bank Reconciliation Report**  
**06/30/2016**

07/02/2016

xxx6866

**Balance Per Bank Statement as of 06/30/2016** **44,814.88**

**Other Items**

<u>Date</u>	<u>Notes</u>	<u>Amount</u>
06/28/2016	ck#107-R.A. Cohen & Associates, Inc.	-1,500.00
06/28/2016	ck#108-target exterminating-monthly	-76.21
06/30/2016	ck#109-funici enterprises inc.	-4,800.00

**Plus/Minus: Other Items** **-6,376.21**

**Reconciled Bank Balance** **38,438.67**

**Balance per GL as of 06/30/2016** **38,438.67**

**Reconciled Balance Per G/L** **38,438.67**

**Difference** (Reconciled Bank Balance And Reconciled Balance Per G/L) **0.00**



Rabobank, N.A.  
P.O. Box 6010  
Santa Maria, CA 93456

Interim Statement Start:  
Interim Statement End:

June 01, 2016  
June 30, 2016  
Page 1 of 1

Case Number: 15-12178  
Case Name: 477 W142ND ST.HOUSING DEV.FUND  
CORP  
Trustee Number: [REDACTED]  
Trustee Name: Mr. Gregory Messer

Mr. Gregory Messer  
26 Court Street Suite 2400  
Brooklyn, NY 11242

**Questions:**  
(800) 634-7734, ext. 8  
bmsbankingcenter@bms7.com  
www.bms7.com

Account number [REDACTED] 6866

<b>Beginning balance</b>	<b>\$48,804.56</b>
Total additions	\$2,700.00
Total subtractions	\$6,689.68
<b>Ending balance</b>	<b>\$44,814.88</b>

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#### Transaction Details

<u>Date</u>	<u>Description</u>	<u>Debits</u>	<u>Credits</u>	<u>Balance</u>
6/14/2016	CHECK PAID	\$5,160.57		\$43,643.99
6/15/2016	DEPOSIT		\$2,700.00	\$46,343.99
6/16/2016	CHECK PAID	\$629.11		\$45,714.88
6/30/2016	CHECK PAID	\$900.00		\$44,814.88
<b>Total</b>		<b>(\$6,689.68)</b>	<b>\$2,700.00</b>	

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#### Checks Paid in Numerical Order

<u>Check No.</u>	<u>Check Date</u>	<u>Check Amount</u>
104	6/14/2016	\$5,160.57
105	6/16/2016	\$629.11
106	6/30/2016	\$900.00
<b>Total Checks Paid:</b>		<b>\$6,689.68</b>

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CK # 104

**I N V O I C E**

June 1, 2016

<b>Billed to:</b>  Gregory Messer, As Trustee for 477 West 142 <sup>nd</sup> Street Housing Dev. Fund Corp. c/o LaMonica, Herbst & Maniscalco, LLP 3305 Jerusalem Avenue Wantagh, New York 11793	<b>Remit to:</b>  R.A. Cohen & Associates, Inc. 250 Park Avenue, Suite 1901 New York, NY 10177
--	--

**RE: 477 West 142<sup>nd</sup> Street**

<b>Management Fee - April 2016</b>	<b>\$ 1,500.00</b>
<b>Management Fee - May 2016</b>	<b>\$ 1,500.00</b>
<b>Management Fee - June 2016</b>	<b>\$ 1,500.00</b>
<b>Expenses Paid (see attached)</b>	<b>\$ <u>660.57</u></b>
<b>Total Amount Due</b>	<b><u>\$ 5,160.57</u></b>

Please make your check payable to: **R.A. Cohen & Associates, Inc.**

**R.A. COHEN**

R.A. Cohen & Associates, Inc.  
250 Park Avenue  
Suite 1901  
New York, New York 10177  
212.972.5900  
www.racohen.com

**IPFS CORPORATION**

(IPFS)

P.O. BOX 412086

KANSAS CITY MO 64141-2086

(866)412-2426 - FAX: (919)234-2760

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**NOTICE OF PAYMENT DUE**

Date Mailed	Account Number	Due Date
4/28/2016	ILC-101684	4/15/2016

IF ANY QUESTIONS, PLEASE CALL: (866)412-2426

**INSURED**

477 WEST 142ND STREET HDFC

ACCT - 477WEST-01

477 W 142ND ST

APT 2

NEW YORK, NY 10031-6239

**IMPORTANT**

To protect your account please make sure that your payment is made on or before the payment due date shown. Your payment for the insurance premiums we are budgeting for you is due on the date indicated. **MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION** and return the payment and this notice to the address shown on coupon.

Current Balance	Payment Due
\$4,403.77	\$660.57

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for those services as it may cause a delay in receipt.

**DETACH HERE**

Written notifications on this coupon will NOT be received. To ensure proper credit, include coupon with payment.

PREBIL - Web (Agent)

**INSURED**

477 WEST 142ND STREET HDFC

ACCT - 477WEST-01

477 W 142ND ST

APT 2

NEW YORK, NY 10031-6239

For any correspondence or overnight, priority, or other special delivery, send to:  
1055 BROADWAY  
11TH FLOOR  
KANSAS CITY MO 64105  
Questions? PHONE: (866)412-2426

**MAKE CHECK PAYABLE AND REMIT TO:**

**IPFS CORPORATION**  
24722 NETWORK PLACE  
CHICAGO, IL 60673-1247

**PAYMENT COUPON**

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
3	ILC-101684	04/15/16

**PAYMENT DUE**

\$629.11

**LATE FEES**

\$0.00

**OTHER FEES**

\$31.46

**OTHER AMOUNTS DUE**

\$0.00

**PLEASE PAY THIS AMOUNT**

\$660.57

**IF RECEIVED AFTER 04/20/16**

\$660.57

DATE :04/28/2016 CK#: 60428 TOTAL : 660.57\*\*\*\*\* BANK : Operating -  
 PAYEE:IPFS CORPORATION:(ipfs) 999 - 999(999-op)



\*999-60428\*

Property	Account	Invoice - Date	Description	Amount
999	6410-0000	due 4/15/16 pymt 3 - 04/15/2016	ILC-101684	660.57
				<u>660.57</u>

*Rebursed to  
4/15/16*

DATE :04/28/2016 CK#: 60428 TOTAL : 660.57\*\*\*\*\* BANK : Operating -  
 PAYEE : IPFS CORPORATION:(ipfs) 999 - 999(999-op)



\*999-60428\*

Property	Account	Invoice - Date	Description	Amount
999	6410-0000	due 4/15/16 pymt 3 - 04/15/2	ILC-101684	660.57
				<u>660.57</u>

005

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND.

**R.A. COHEN & ASSOCIATES, INC.**

250 Park Avenue, Suite 1901  
 New York, NY 10177

Signature Bank  
 281 Madison Avenue  
 New York, NY 10016

1-1357/280

60428

\*\*\*\* SIX HUNDRED SIXTY AND 57 / 100 DOLLARS

TO THE  
 ORDER OF

04/28/2016

\$660.57\*\*\*\*\*

IPFS CORPORATION  
 24722 NETWORK PLACE  
 CHICAGO, IL 60673-1247



(IPFS)  
P.O. BOX 412086  
KANSAS CITY MO 64141-2086  
(866)412-2426 - FAX: (919)234-2760

Date Mailed	Account Number	Due Date
4/28/2016	ILC-101684	4/15/2016

ck # 105

IF ANY QUESTIONS, PLEASE CALL: (866)412-2426

**INSURED**

477 WEST 142ND STREET HDFC  
ACCT - 477WEST-01  
477 W 142ND ST  
APT 2  
NEW YORK, NY 10031-6239

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PREBIL - Web (Agent)

**INSURED**

477 WEST 142ND STREET HDFC  
ACCT - 477WEST-01  
477 W 142ND ST  
APT 2  
NEW YORK, NY 10031-6239

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
48	ILC-101684	04/15/16

5/16

For any correspondence or overnight, priority, or other special delivery, send to:  
1055 BROADWAY  
11TH FLOOR  
KANSAS CITY MO 64105  
Questions? PHONE: (866)412-2426

**MAKE CHECK PAYABLE AND REMIT TO:**  
**IPFS CORPORATION**  
24722 NETWORK PLACE  
CHICAGO, IL 60673-1247

PAYMENT DUE \$629.11

LATE FEES \$0.00

OTHER FEES \$31.46

OTHER AMOUNTS DUE \$0.00

PLEASE PAY THIS AMOUNT

\$660.57

IF RECEIVED AFTER 04/20/16

\$660.57

KEN PIPER'S BURRQ  
477 West 142 st. #8  
New York, N.Y. 10031

6/20/16

RA. Cohen & Associates INC.  
250 PARK AVENUE, suite 1910  
New York, NY 10177

Payment Due for the following month  
for super service!

April \$ 300.00

MAY \$ 300.00

JUNE \$ 300.00

total \$ 900.00

Thanking you in advance for your  
time!

Ken Pipersburg;

ck #107

**I N V O I C E**

July 1, 2016

**Billed to:**

Gregory Messer, As Trustee for 477 West  
142<sup>nd</sup> Street Housing Dev. Fund Corp.  
c/o LaMonica, Herbst & Maniscalco, LLP  
3305 Jerusalem Avenue  
Wantagh, New York 11793

**Remit to:**

R.A. Cohen & Associates, Inc.  
250 Park Avenue, Suite 1901  
New York, NY 10177

**RE: 477 West 142<sup>nd</sup> Street**

**Management Fee - July 2016**

\$ 1,500.00

**Total Amount Due**

\$ 1,500.00

Please make your check payable to: **R.A. Cohen & Associates, Inc.**

**R·A·COHEN**

R.A. Cohen & Associates, Inc.  
250 Park Avenue  
Suite 1901  
New York, New York 10177  
212.972.5900  
www.racohen.com

**Target Exterminating Inc.**

79-11 69TH DRIVE

MIDDLE VILLAGE, NY 11379

Phone: 718-366-2847 - Fax: 718-366-6535

**Invoice**

Date
6/17/2016

Invoice #
416874

**Bill To:**

R.A. COHEN & ASSOCIATES INC.  
250 PARK AVE SUITE 1901  
NEW YORK, NY 10177

**Service Location:**

R.A. Cohen & Assoc.  
477 West 142nd Street  
New York, NY 10031

Customer#	Customer PO	Work Order#	Terms	Date Due
10265		29079		6/17/2016

Date	Qty	Description	Unit	Amount	Tax	Total
5/31/2016	1	General Pest Control Service - Monthly		\$70.00	N	\$70.00

**Thank You**

Subtotal:	\$70.00
Tax:	\$6.21
Amount Paid:	\$0.00
<b>Amount Due:</b>	<b>\$76.21</b>

**Service Location:** R.A. Cohen & Assoc.  
477 West 142nd Street  
New York, NY 10031

**Remittance**

Invoice #:	416874
Customer #:	10265

**Mail To:** Target Exterminating  
79-11 69th Drive  
Middle Village NY 11379

Subtotal:	\$70.00
Tax:	\$6.21
Amount Paid:	\$0.00
<b>Amount Due:</b>	<b>\$76.21</b>

**Payment Amt:**



Funici Enterprises Inc.  
PO Box 64. Yonkers, NY 10704

# Bill

Date	Invoice #
6/27/2016	173

<b>Bill To</b>
R.A. Cohen & Associates, Inc. 250 Park Avenue Suite 1901 New York, NY 10177

<b>Project</b>
477 W 142nd street Fire escape repair

Description	Qty	Rate	Amount
Repair fire escapes: - Front & back - To check all connections & brackets, change bolts ( where ever necessary)  price includes; - All work, labor & material necessary to complete scope of work described above		4,800.00	4,800.00
PLEASE MAKE ALL CHECKS PAYABLE TO FUNICI ENTERPRISES INC.		<b>Total</b>	\$4,800.00
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$4,800.00